160.0	0003	0014.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	741,600 /	741,600
					USE VALUE:	741,600 /	741,600
					ASSESSED:	741,600 /	741,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
116		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BISCEGLIA CAITLIN & ERIC	
Owner 2:		
Owner 3:		
Street 1:	116 CLAREMONT AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	SCHOBER MEREDYTHE J -
Owner 2:	-
Street 1:	116 CLAREMONT AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1954 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	290,100		451,500	741,600
Total Card	0.172	290,100		451,500	741,600
Total Parcel	0.172	290,100		451,500	741,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.53 | /Parcel: 379.5

Legal Description

User Acct 106860

GIS Ref

GIS Ref

Insp Date 07/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 160.0-0003-0014.0

!12528!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	258,800	0	7,500.	451,500	710,300	710,300	Year End Roll	12/18/2019
2019	101	FV	207,000	0	7,500.	451,500	658,500	658,500	Year End Roll	1/3/2019
2018	101	FV	214,100	0	7,500.	399,900	614,000	614,000	Year End Roll	12/20/2017
2017	101	FV	214,100	0	7,500.	335,400	549,500	549,500	Year End Roll	1/3/2017
2016	101	FV	214,100	0	7,500.	335,400	549,500	549,500	Year End	1/4/2016
2015	101	FV	201,700	0	7,500.	290,300	492,000	492,000	Year End Roll	12/11/2014
2014	101	FV	201,700	0	7,500.	280,600	482,300	482,300	Year End Roll	12/16/2013
2013	101	FV	201,700	0	7,500.	267,000	468,700	468,700		12/13/2012

PRINT

Date	Time
12/11/20	02:36:39

LAST REV

Date	Time
06/02/20	13:31:55

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12528

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHOBER MEREDYT	64381-596		10/17/2014		620,000	No	No		
SCHOBER RICHARD	59232-237		6/5/2012	Convenience	10	No	No		Richard F. Schober d.o.d. 1/4/2013.
SCHOBER RICHARD	23100-426		4/21/1993			No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/12/2018	1871	Add Bath	33,400	O				

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2020	Permit Visit	DGM	D Mann
10/1/2019	Mail Update	MM	Mary M
7/11/2018	Inspected	BS	Barbara S
6/8/2018	MEAS&NOTICE	BS	Barbara S
5/18/2015	Sales Review	PT	Paul T
10/29/2008	Meas/Inspect	355	PATRIOT
12/3/1999	Meas/Inspect	256	PATRIOT
7/21/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	8									451,500						451,500	

Total AC/HA: 0.17218 | Total SF/SM: 7500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 451,500 | Spl Credit | Total: 451,500

USER DEFINED

Prior Id # 1:	106860
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33717275
Const Adj.:	0.99989998
Adj $ / SQ:	167.130
Other Features:	86750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	420470
Depreciation:	130346
Depreciated Total:	290124

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

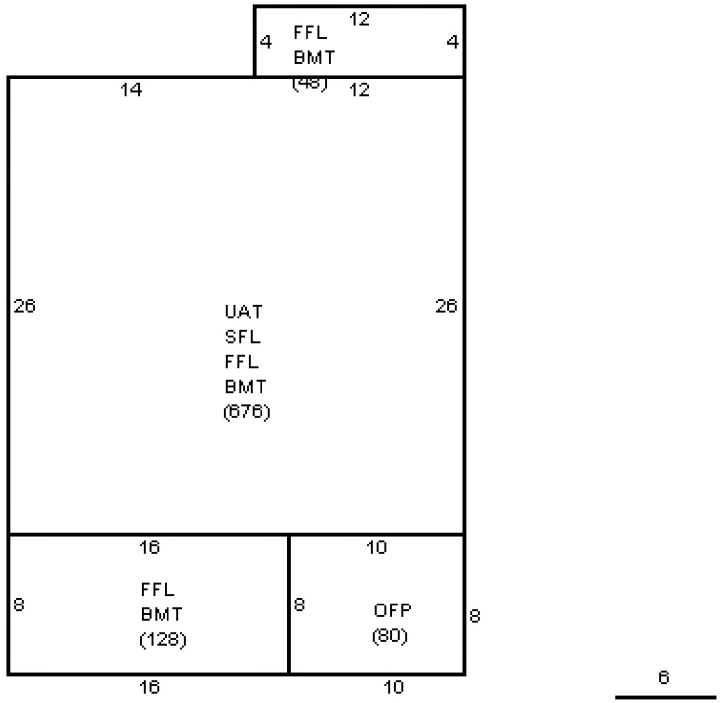
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.13
Special Features:	0	Val/Su Net:	110.35
Final Total:	290100	Val/Su SzAd	189.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	852	75.210	64,078
FFL	First Floor	852	167.130	142,395
SFL	Second Floor	676	167.130	112,980
UAT	Upper Attic	169	66.850	11,298
OFP	Open Porch	80	37.120	2,970

Net Sketched Area:	2,629			Total:	333,721
Size Ad	1528	Gross Are	3136	FinArea	1954

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: